

**City of Sunnyvale
Use Permit Application**

SUBJECT: Hong Dao Wushu Academy LLC [Applicant] Tasman V., LLC
[Owner]: Application for a site located at **1257-A Tasman Drive** in an M-S (General Industrial) Zoning District (APN: 104-58-007);

Application Use Permit to allow the operation of a school to teach and train Chinese Martial Arts.

REPORT IN BRIEF

Existing Site: Existing industrial building complex.

Surrounding Land Uses

North	Industrial-Import/Export Business
South	Light Rail and Mobile Home Park
East	Industrial-Support Group Call Center
West	Industrial-United Parcel Service (UPS)

Environmental Status: A Class 1 Categorical Exemption relieves this project from California Environmental Quality Act provisions and City Guidelines.

Description of Proposed Project

The applicant proposes to operate a teaching and training martial arts school focused on contemporary Wushu. Wushu is the national sport of China and will be featured in the upcoming 2008 summer Olympics. Hong Dao Wushu Academy LLC is coached by Dao Yun Chen who was formerly China's National All-Around Champion for 13 years. It is the intent of the school to be the West Coast training facility for Olympic athletes who have aspiration for the 2008 Olympics.

There are two buildings existing on the lot. The school would occupy approximately 4,500 square feet of the building that fronts onto Tasman Drive. The school will operate from 9:30 a.m. to 10:00 p.m. Monday through Saturday. The bulk of the classes will begin at 4:30 p.m. for 1 hour for beginners and intermediates and 1 ½ hours for advance students with the last class ending at 8:30 p.m. Class size will range from 2 to about 18 students. In the event of a school seminar, the maximum number of participating students will be approximately 60. The majority of the students are under the driving age and will most likely be dropped off by the parents for their classes.

Environmental Review

A Class 1 categorical Exemption relieves this project from California Environmental Quality Act provisions, as amended, in accordance with City guidelines. Class 1 Categorical Exemptions include minor additions to existing facilities.

Use Permit

Use: As described previously, the applicant proposes to operate a teaching and training martial arts school Monday through Saturday from 9:30 a.m. to 10:00 p.m.

Site Layout: The project site is already developed. The building for the proposed martial arts school is existing and follows the same Use Permit application as outlined by the prior tenant Corinthian Colleges in their Motion **2002-0775** which was approved with conditions. A copy is attached herewith.

Architecture: The single story industrial buildings on-site are existing. There are no architectural changes proposed with this application.

Landscaping: The site landscaping is existing. Under a prior project for the development of the light rail system, a significant amount of the Tasman frontage landscaping was removed.

Parking/Circulation: The site circulation plan and parking are existing. The site has 135 parking spaces which is more than adequate for the needs of the applicant having stated that the majority of its students are under the driving age and are most likely to be dropped off by a parent for their class(es). Additionally, the bulk of the classes commence at 4:30 p.m. when other tenants in the area are in the process of vacating their site as the end of the work day draws near.

Justifications: The project will bring additional diversity to the community and will be featured as the premier training facility for the sport of Wushu for the upcoming 2008 Olympics. Other businesses in the surrounding neighborhood are primarily service based with no heavy or light industry and pose no negative impact to either the neighbors or to the applicant. Traffic will be minimal since the hours of operation of the applicant is after normal work hours beginning at 4:30 p.m.